QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1022509 DEEDQC
07/05/2023 10 11 13 AM 2 pgs
Fees $13 00 Taxes $856 55

20230705-0051212

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

MM-DBAD-23-1707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 231,500 00

Anjela D. Dowler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Anjela D. Dowler	**Anjela D. Dowler**	
(NAME) **1707 Tammany Dr,**	(NAME) **1707 Tammany Dr.**	**072-16-1B-001.00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANGELA D. BOLTON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ANJELA D. DOWLER** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit A, Homes at 1707 Tammany Drive of record in Exhibit C of the Declarations of Covenants, Conditions and Restrictions for Homes at 1707 Tammany Drive, of record in Instrument No. 20170627-0064786, Register's Office of Davidson - County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being a portion of the same property conveyed to Angela D. Bolton and Anjela D Dowler, as tenants in common with right of survivorship by Warranty deed from Kyle T Ellefson and wife, Kimberly C Ellefson of record in Instrument No 20141010-0094155 Register's Office for Davidson County, Tennessee, dated October 08, 2014 and recorded on October 10, 2014 (Value of consideration shown in aforementioned deed $237,500 00)

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as **1707 Tammany Dr, Nashville, Tennessee 37206**

Witness my/our hand(s) this the 30th day of June, 2023

Angela D. Bolton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA D BOLTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th of June, 2023

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires. _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212